

Meeting to Discuss Alternatives to Demolition

747 12th St. | July 3, 2014

Attendees

Dan Drury, Applicant

Lisa Larsen, Applicant

Erik Johnson, Owner Representative

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Mark Gerwing, Landmarks Board

Kate Remley, Landmarks Board

Abby Daniels, Historic Boulder, Inc.

Hugh Moore, Historic Boulder, Inc.

1. Purpose of Meeting

- To discuss alternatives to the demolition of the buildings at 747 12th St.
- Stay-of-demolition placed on the application at the June 4, 2014 Landmarks Board meeting and expires Oct. 20, 2014 if no action is taken by the Landmarks Board.

2. Alternatives

- **Adding to the building (s)**
- **Landmark Designation**
 - State Tax Credit (20%) –up to \$250K
 - Federal Tax Credit (10%) –Income producing, no limit
 - Sales Tax Waiver- Construction Materials
 - Waivers/Variances
 - Residential Growth Management (Section 9-14-8(c))
 - International Building Code
 - Board of Zoning Adjustment Variances (Section 9-2-3(4))
 - Solar Access (Section 9-8-14(6)(D))
 - Design Review/Landmark Alteration Certificate
 - General maintenance of your property
- **On-Site Relocation/Off-Site Relocation**
- **Next Steps**
 - The applicants and owners are not interested in keeping the buildings.
 - Schedule a site visit for the Landmarks Board and Historic Boulder members
 - Excerpt of email from Erik Johnson, July 14, 2014:

I am following up to clarify that we, the current owners of the building, are not likely to landmark the building under our ownership. This house represents a significant portion of what our parents were able to leave to us, and as middle-class Boulder residents, we need to maximize the value of the property. We are not able to devote our family's resources to preserve some perceived historic significance connected to the property. I will re-state the consensus opinion of the family members that currently own the building. We do not find that the building has architectural or historic significance justifying a continued stay of demolition. We are not enthusiastic about seeing the building removed, but we in no way object to the demolition permit. We request that the stay of demolition be removed as quickly as possible.